



# **WOODSIDE LINK**

## **Houghton Regis**

**Statement of Community Consultation under Section  
47 of Planning Act 2008**

Published on 11<sup>th</sup> November 2012

## **Project Overview**

The project is the construction of a new road, from the junction of Park Road North, Poynters Road and Porz Avenue in Houghton Regis running to the north-east to join to the proposed M1 junction 11A which will be constructed as part of the A5-M1 road project being promoted by the Highways Agency.

The project was previously known as ‘Woodside Connection’.

The project is shown in Appendix A.

The project will help promote and support growth north of Houghton Regis and provide improved and more appropriate transport links to the commercial and industrial areas of Dunstable and Houghton Regis.

The road will link the Woodside Industrial estate with the M1 removing the need for heavy goods vehicles to travel through Houghton Regis and Dunstable town centres thereby reducing the environmental impacts from noise and vehicle pollutants and help promote the local town centre businesses.

The project is promoted by Central Bedfordshire Council (the applicant).

The project is currently considered a Nationally Significant Infrastructure Project (NSIP) so Central Bedfordshire Council will seek development consent in accordance with the Planning Act 2008.

The project falls within the administrative areas of Central Bedfordshire Council and Luton Borough Council.

## **Legislation**

The Planning Act 2008, section 47, places a duty on the applicant to consult the local community about the proposed application.

The applicant must prepare a Statement of Community Consultation (section 47 (1)) about how the applicant proposes to consult with the local community, and before preparing that statement must consult each local authority affected (section 47(2) and section 43(1)). No comments were received in respect of the preliminary statement.

Once the Statement has been prepared, it must be published, and the applicant must then carry out the consultation in accordance with the statement.

## **Previous Consultations**

The local community was consulted in January / February 2009 on 3 possible corridors to connect Woodside Industrial Estate to the primary road network. The outcome of that consultation was a strong preference for an eastern corridor linking the industrial estate to a future M1 junction 11A. This route was adopted by the Council as its preferred option.

The preferred corridor was included in the Council's draft Local Transport Plan, and consulted on early in 2011, before being adopted in the Local Transport Plan (2011).

Subsequent work on the project has resulted in a preferred route being proposed.

## **Purpose and Context of Consultation**

The purpose of the consultation is to provide the opportunity for residents, business and other key stakeholders to express their view about the proposed development, and to influence the final project.

There are certain parameters of the proposed development that are fixed, which are listed below.

- The points at which the road connects to the local highway network, the existing junction of Poynters Road, Porz Avenue and Park Road North and the proposed junction 11A on the M1, were determined in the previous consultation.
- The road type (single or dual carriageway) is determined by the traffic volumes expected to use the road, to provide a safe and efficient road network.
- The route between the junctions has been determined in discussion with the landowner whose land will be purchased to build the road, to ensure effective land use.
- The form and scale of road junctions are determined by the traffic volumes expected to use the junction, to provide a safe and efficient road network.
- The horizontal and vertical alignment of the road is governed by national standards, to promote road safety.

There are certain design parameters that are not fixed, which are listed below.

- The connection from Parkside Drive to Woodside Link is optional, the effect of that connection will be presented as part of the consultation process.
- The landscaping proposals, which are necessary for aesthetic and noise screening purposes, also support biodiversity. However the precise form is not fixed.

## **Project Programme**

The Statement of Community Consultation will be published on 11<sup>th</sup> November 2012. The community consultation period (as required under section 47 of the Act) will run from 16<sup>th</sup> November to 24<sup>th</sup> December 2012.

We will also consult other statutory bodies and interested persons (as required under section 42 of the Act) during the same period.

The consultation comments and representations will be published in a Consultation Report, although the promoter will ensure that personal details are not placed on the public record. This Report will list the details of the comments, together with the response of the promoter, and information to demonstrate where the design has been amended as a result of the representation. This report will form part of the submission for development consent.

The applicant intends to submit an application for development consent by the end of January 2013.

At this time, a detailed construction programme has not been finalised as it depends on the progress of the Highways Agency's A5-M1 project, but it is likely to involve construction work between 2014 and 2017.

## **Outline of Consultation Proposals**

The applicant proposes to use the following methods to consult the local community

- a) Exhibitions
- b) Telephone Hotline
- c) Unitary, Town and Parish Councils
- d) Internet
- e) Local Media
- f) Printed Documents

## **Exhibitions**

A series of exhibitions of the proposals will be staged during November 2012 around the local area. The following locations are arranged:-

- Friday 16<sup>th</sup> November (2pm to 5.30pm) - Houghton Regis Library
- Saturday 17<sup>th</sup> November (10am to 1pm) - Houghton Regis Library
- Tuesday 20<sup>th</sup> November (3pm to 7pm) - Chalton Village Hall
- Wednesday 21<sup>st</sup> November (3pm to 7pm ) - Sundon Village Hall
- Thursday 22<sup>nd</sup> November (2.30pm to 6pm) - Dunstable Library
- Friday 23<sup>rd</sup> November (3pm to 7pm) – Lewsey Farm Community Centre

The location of each exhibition, and opening times, were publicised in a consultation leaflet distributed during week commencing 5<sup>th</sup> November 2012 to all properties in Houghton Regis, Dunstable, West Luton (west of M1 motorway), and the parishes of Chalton and Sundon.

At the exhibition, representatives of the applicant will be present to answer questions from members of the public. Documents relating to the project, including a preliminary Environmental Impact Assessment will be available for inspection.

The consultation leaflet includes a reply-paid card to encourage feedback from the local community.

## **Telephone Hotline**

A telephone number will be included on all consultation material.

## **Unitary, Town and Parish Councils**

All affected Unitary, Town and Parish Councils will be provided with printed and electronic versions of all consultation documents.

## **Internet**

Dedicated project web pages have been established, as part of the Central Bedfordshire Council website, at [www.centralbedfordshire.gov.uk/woodsidelink](http://www.centralbedfordshire.gov.uk/woodsidelink). These contain a summary of the proposals, as well as copies of all consultation documents available for download, and details on how to engage in the consultation process. An electronic response page allows the consultation questionnaire to be completed online.

'Facebook' will be used to provide an electronic forum where members of the community may engage with the project team to publically discuss any items of concern.

A project email address, [myjourney@centralbedfordshire.gov.uk](mailto:myjourney@centralbedfordshire.gov.uk) will allow electronic questions and documents to be sent to the project team.



## **Local Media**

A series of local newspaper advertisements will be placed during the consultation process, to reinforce the other means of local community engagement.

We will publish the following local newspaper advertisements

1. Public Notice under Section 48 of the Planning Act 2008 will be published locally (in 'Luton on Sunday') twice, on 4<sup>th</sup> and 11<sup>th</sup> November 2012.
2. Publication of the Statement of Community Consultation, including exhibition dates and contact details will be published on 11<sup>th</sup> November 2012 (in 'Luton on Sunday').
3. Early December 2012, reminder of consultation deadline
4. Early January 2013, a summary of consultation responses, with programme update

In addition, Central Bedfordshire Council will issue various press releases at key stages during the project development. A regular email bulletin will be used to notify the community of key events, such as exhibitions and release of documents.

The local free newspaper 'Luton on Sunday' was selected as it has the best delivery coverage around the application site.

## **Printed Documents**

A full set of printed consultation documents will be maintained at the offices of Central Bedfordshire Council (both at the main office at Priory House, Shefford and at Watling House, Dunstable).

All consultation documents will be available during normal office hours for inspection, with information of how to obtain electronic and printed copies.

The consultation documents may be obtained in printed form, at a charge of 20p per A4 page, 40p per A3 page and £10 per A1 plan.

A CD of the Preliminary Environmental Information will be available free of charge on request.

## **Consultation Responses**

All consultation responses are public documents, although the promoter will ensure that personal details are not placed on the public record. Comments and representations may be submitted using the reply-paid postcard, via letter, via email, via the website response form or via telephone.

Provided a valid email or postal address has been provided, the promoter will acknowledge all representations made by 24<sup>th</sup> December 2012 within 7 working days. A detailed response will be provided before the application is formally submitted for development consent.

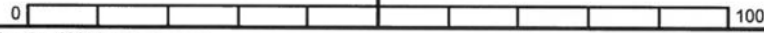
Although the consultation has an end date of 24<sup>th</sup> December 2012, the promoter will where possible take into account representations received after that date.

All application documents, including the Consultation Report will be public documents.

## **APPENDIX A**

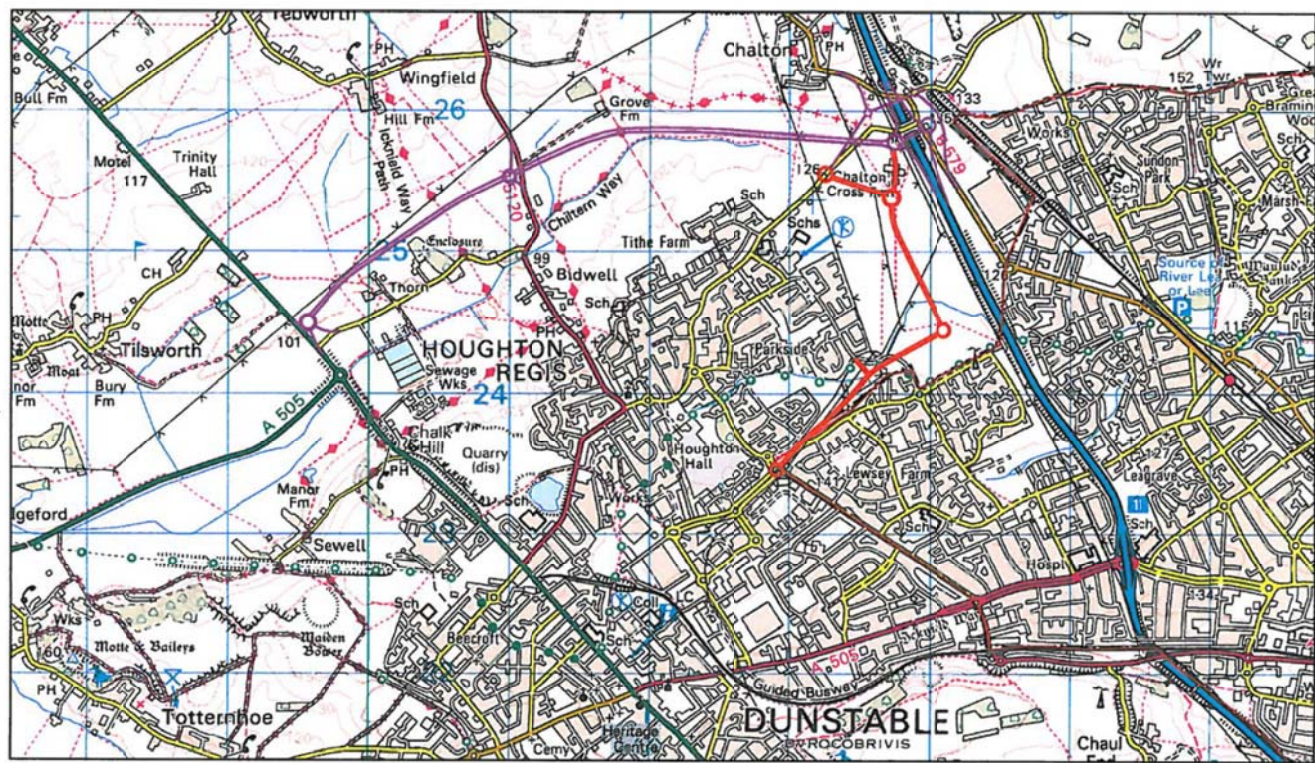
Drawing 300117-001-008 shows the proposed Woodside Link (previously known as Woodside Connection), as well as the A5-M1 Link for reference.

Public Notice of Statement of Community Consultation (published 11<sup>th</sup> November 2012)



File ref - w:\300117 woodside connection\cad\work area\00 general\1 live drawings\300117-001-008.dwg

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**KEY**

- Woodside Connection and associated side roads are promoted by Central Bedfordshire Council, and subject to application for Development Consent.
- A5 - M1 Link Road (Dunstable Northern Bypass) and M1 junction 11A and associated side roads are being promoted by the Highways Agency, and subject to approval by the Secretary of State.

Rev	Revision details	Chkd	Appd	Date
Drawn: ML			Preliminary	
Design: ML			For comment	
Chkd: MW			For tender	
Appd: ML			For construction	
Date: June 2012			As constructed	
			Other	✓



Project Name  
**Woodside Connection**

Drawing Title  
**Bedfordshire Highways - Roads  
LOCATION PLAN**

Original Drg Size : A4	Dimensions : -
Scale : 1:50,000	Copyright © Amey/CBC

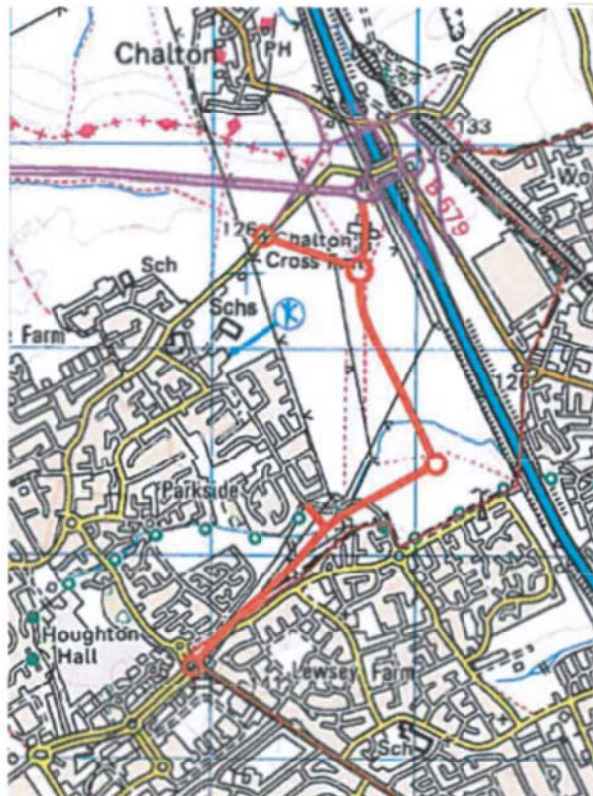
Drawing No <b>300117-001-008</b>	Rev
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## WOODSIDE LINK

### Linking Woodside Industrial Estate, Houghton Regis and Dunstable to the A5 & M1

Statement of Community Consultation - Published under section 47 of the Planning Act 2008



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- Woodside Link
- A5 - M1 Link (promoted by Highways Agency)

To contact the project team

- Online at [www.centralbedfordshire.gov.uk/woodsidelink](http://www.centralbedfordshire.gov.uk/woodsidelink)
- Or Email [myjourney@centralbedfordshire.gov.uk](mailto:myjourney@centralbedfordshire.gov.uk)
- Or telephone 0845 365 6131 or 0845 365 6122 or 0845 365 6146
- Or write to Central Bedfordshire Council Priory House, Monks Walk, Chicksands, Shefford SG17 5TG

#### About the Statement of Community Consultation (SoCC)

The SoCC summarises how Central Bedfordshire Council plans to consult the local community and interest groups affected by the proposed Woodside Link.

The project is considered a Nationally Significant Infrastructure Project, so is subject to the Planning Act 2008. It is a requirement that we carry out an effective pre-application consultation with the local community.

It is our duty to ensure that the local community, residents, special interest groups, businesses and other stakeholders have the information and opportunity to fully understand the scheme and its impact. We will take into account all comments before submitting our application.

The consultation is your opportunity to influence the final scheme before we submit our application. A full report on the consultation will be prepared and included with our application.

All application documents and a summary of all consultation responses will be available for public examination.

#### Environmental Information

The proposed scheme is an 'EIA development' so a full Environmental Impact Assessment is underway. An Environmental Statement will be published as part of the application.

The Preliminary Environmental Information is available for inspection.

#### How you can be involved

You can influence the final scheme by viewing the proposals, attending our exhibitions and submitting your comments.

Public exhibitions are being held at a number of locations to provide the fullest opportunity for you to view the proposals and ask questions.

- Friday 16th November (2pm to 5.30pm) - Houghton Regis Library
- Saturday 17th November (10am to 1pm) - Houghton Regis Library
- Tuesday 20th November (3pm to 7pm) - Chalton Village Hall
- Wednesday 21st November (3pm to 7pm) - Sundon Village Hall
- Thursday 22nd November (2.30pm to 6pm) - Dunstable Library
- Friday 23rd November (3pm to 7pm) - Lewsey Farm Community Centre

Meetings with affected parties can be arranged during the consultation period, please contact the project team.

#### Woodside Link

In 2009 we consulted on 3 routes to provide a better link from Woodside Industrial Estate to the primary road network. The result of that consultation was a strong preference for an eastern route, connecting to the M1.

The proposed road runs from the new junction 11A on the M1 motorway to the junction with Park Road North, Porz Avenue and Poynters Road.

The aim of the road is to reduce traffic, especially goods vehicles accessing Woodside Industrial Estate, from the centres of Houghton Regis and Dunstable.

A link to Sundon Road provides a connection from local roads to the M1 motorway.

When Woodside Link is open, a weight limit is proposed through Toddington and Chalton.

In addition, the road will form part of the spine road serving the new urban extension to the north and east of Houghton Regis.

The proposal includes:

- 3.3 km of new road, some single carriageway some dual carriageway, linking Dunstable and Houghton Regis to the M1, with associated footway/cycleway.
- Toucan crossings to promote walking and cycling.
- Improved junction at Park Road North, Porz Avenue and Poynters Road.
- A short diversion of Houghton Brook, with measures to make flooding in the area less likely.
- Creation of more usable public open space

If permission is given by the Secretary of State we expect to start construction work in 2014 and to complete the project in 2017.

All plans and documents, including the Preliminary Environmental Information will be available for inspection at the offices of Central Bedfordshire Council (Priory House, Monks Walk, Chicksands, Shefford, SG17 5TG or Watling House, High Street North, Dunstable, LU6 1LF) during normal offices hours (8.30am to 5.00pm Monday to Thursday, 8.30am to 4.00pm Friday) between 16th November 2012 and 25th January 2013.

All documents are also available at the project website [www.centralbedfordshire.gov.uk/woodsidelink](http://www.centralbedfordshire.gov.uk/woodsidelink), and can be purchased from the Council at a charge of 20p per A4 page, 40p per A3 page and £10 per A1 plan.

All representations and comments may be made in writing to Central Bedfordshire Council at Priory House, Monks Walk, Chicksands, Shefford, SG17 5TG, or to Bedfordshire Highways, Woodlands Annex, Manton Lane, Bedford MK41 7NU, or via email to [myjourney@centralbedfordshire.gov.uk](mailto:myjourney@centralbedfordshire.gov.uk) by 24th December 2012.